

TEXAS TRANSPORTATION COMMISSION

DENTON County

MINUTE ORDER

Page 1 of 1

DALLAS District

In the City of Denton, Denton County, on I-35E, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 442, at Page 614, Deed Records of Denton County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Andeel & Andeel Properties, LLC, Andeel Holdings, LLC, Michel G. Khoury as Trustee of the Michel G. Khoury Revocable Trust, dated December 15, 2008, and Jameel G. Razook, LLC are abutting co-landowners and have requested to purchase the tract for \$32,415.60.

The commission finds \$32,415.60 to be a fair and reasonable value of the state's right, title, and interest in the tract.

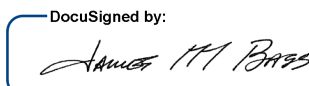
IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Andeel & Andeel Properties, LLC, a Kansas limited liability company (an undivided 15.0% interest), Andeel Holdings, LLC, a Kansas limited liability company (an undivided 48.5% interest), Michel G. Khoury as Trustee of the Michel G. Khoury Revocable Trust, dated December 15, 2008 (an undivided 15.0% interest), and Jameel G. Razook, LLC, a Kansas limited liability company (an undivided 21.5% interest), for \$32,415.60; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

Submitted and reviewed by:

DocuSigned by:  
  
BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:  
  
A36629DA547D4DD...

Executive Director

115936 Jan. 28 2021

Minute Number	Date Passed
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**EXHIBIT "A"**

**County:** Denton  
**Highway:** Interstate Highway 35E  
**R.O.W. CSJ:** 0196-01-100

Page 1 of 4  
September 25, 2020

**TRACT I**

**BEING** all that certain lot, tract, or parcel of land situated in the M.E.P. and P.R.R. Company Survey Abstract Number 950 in the City of Denton, Denton County, Texas, being a part of that certain tract of land conveyed by deed to the State of Texas recorded in Volume 442, Page 614, Deed Records, Denton County, Texas and being more particularly described as follows:

**COMMENCING** at a point for corner in the west line of Lot 5, Block 1 of Denton-Mayhill Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet X, Page 991, Plat Records, Denton County, Texas, said point being the most easterly point of Parcel 83 Part 1 TXDOT possession and use agreement recorded under Document Number 2020-135837, Real Property Records, Denton County, Texas;

**THENCE** N 50° 24' 19" W, 58.05 feet with the northeast line of said Parcel 83 Part 1 to a right-of-way disc found for **PLACE OF BEGINNING**;

- 1) **THENCE** N 50° 34' 45" W, 66.57 feet to a right-of-way disc found for corner, said point being the southeast corner of Parcel 83 Part 2 TXDOT possession and use agreement recorded under Document Number 2020-135837, Real Property Records, Denton County, Texas, said point also being the southwest corner of the remnant of Lot 2 of Denton-Mayhill Addition, an addition to the City of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet X, Page 466, Plat Records, Denton County, Texas;
- 2) **THENCE** N 89° 11' 13" E, 8.88 feet with a south line of said Lot 2 of said Denton-Mayhill Addition to a capped iron rod marked 5199 found for corner;
- 3) **THENCE** S 82° 53' 55" E, 28.91 feet with a south line of said Lot 2 of said Denton-Mayhill Addition to a capped iron rod marked 5199 found for corner;
- 4) **THENCE** S 83° 00' 19" E, 17.85 feet with a south line of said Lot 2 of said Denton-Mayhill Addition to a ½ inch iron rod (unmarked) found for corner at an inner ell of said Lot 2 of said Denton-Mayhill Addition;
- 5) **THENCE** S 28° 43' 44" W, 13.86 feet with a west line of said Lot 2 of said Denton-Mayhill Addition to a ½ inch iron rod (unmarked) found for corner;
- 6) **THENCE** S 06° 31' 13" E, 24.66 feet with a west line of said Lot 2 of said Denton-Mayhill Addition to the **PLACE OF BEGINNING** and containing 0.0219 acre or 953.4 square feet of land.

**EXHIBIT "A"**

**County:** Denton  
**Highway:** Interstate Highway 35E  
**R.O.W. CSJ:** 0196-01-100

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September 25, 2020

This property description is accompanied by separate plat of even date.

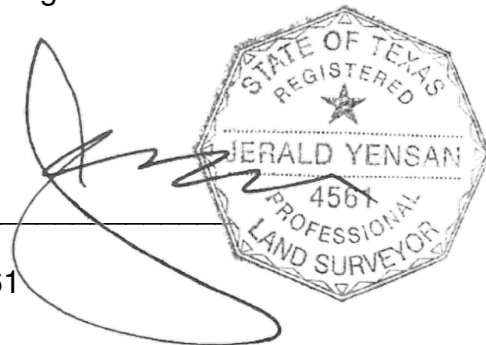
All bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (NA2011, Epoch 2010.00)

All distances and coordinates shown are grid and may be converted to surface by multiplying by a combined scale factor of 1.000150630 (0.999849393)

Reference TXDOT map sheet number 21  
From: F.M. 2181 South in Corinth  
To: State Loop 288  
Dated: 5-3-2012

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

\_\_\_\_\_  
Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561



County: Denton

Highway: Interstate Highway 35E

R.O.W. CSJ: 0196-01-100

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September 25, 2020

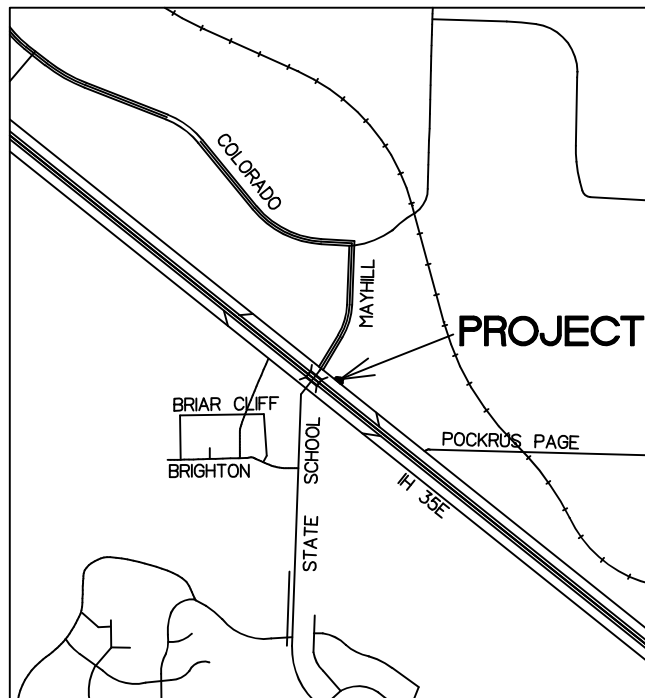
## LINE CHART

NUM	BEARING	DISTANCE
L1	N 50°24'19" W	58.05'
L2	N 50°34'45" W	66.57'
L3	N 89°11'13" E	8.88'
L4	S 82°53'55" E	28.91'
L5	S 83°00'19" E	17.85'
L6	S 28°43'44" W	13.86'
L7	S 6°31'13" E	24.66'

## DEED TABLE

D1

STATE OF TEXAS  
VOL. 442, PG. 614  
D.R.D.C.T.



B.L. = BUILDING LINE  
 C/D = CONCRETE DRIVE  
 D.E. = DRAINAGE EASEMENT  
 F.I.R. = FOUND IRON ROD  
 GLM = GAS LINE MARKER  
 P.P. = POWER POLE  
 S.P. = SERVICE POLE  
 STM MH = STORM SEWER MANHOLE  
 W/M = WATER METER  
 U.E. = UTILITY EASEMENT  
 SH = STATE HIGHWAY  
 FOCM = FIBER OPTIC CABLE MARKER  
 UGE = UNDERGROUND ELECTRIC LINE  
 UGW = UNDERGROUND WATER LINE  
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
 R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS

CC/P = COVERED PATIO/PORCH  
 C/W = CONCRETE SIDEWALK  
 F.H. = FIRE HYDRANT  
 FOC = FIBER OPTIC CABLE  
 L.P. = LIGHT POLE  
 S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
 SSMH = SANITARY SEWER MANHOLE  
 TEL. PED. = TELEPHONE BOX  
 W/V = WATER VALVE  
 R.O.W. = RIGHT OF WAY  
 F.M. = FARM TO MARKET ROAD  
 CM = CONTROLLING MONUMENT  
 UGS = UNDERGROUND SEWER LINE  
 D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS

## EXHIBIT "A"

0.0219 ACRE (953.4 S.F.) IN THE  
 M.E.P. & P.R.R. CO. SURVEY A-950  
 CITY OF DENTON  
 DENTON COUNTY, TEXAS

All bearings are based on the Texas State Plane Coordinate System, North Central Zone(4202), NAD83(NA2011, Epoch 2010.00)  
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**LANDMARK**  
**SURVEYORS, LLC.**

TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH  
 DENTON, TEXAS 76207  
 (940) 382-4016  
 FAX (940) 387-9784

DRAWN BY: BTH

SCALE: \_\_\_\_\_

DATE: 25 SEPTEMBER, 2020 JOB NO: 205329

## EXHIBIT "A"

County: Denton

Highway: Interstate Highway 35E

R.O.W. CSJ: 0196-01-100

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September 25, 2020

PARCEL 83 PART 2  
TXDOT POSSESSION  
AND USE AGREEMENT  
DOC. #2020-135837  
P.R.D.C.T.

LOT 2  
DENTON-MAYHILL  
ADDITION  
CAB. X, PG. 466  
P.R.D.C.T.

ANDEEL HOLDINGS, LLC. AND  
JAMEEL G. RAZOOK, LLC.  
DOC. #2009-135042  
R.P.R.D.C.T.



**INTERSTATE 35E**  
VARIABLE WIDTH R.O.W.

STATE OF TEXAS  
VOL. 442, PG. 614  
D.R.D.C.T.

P.O.B.  
N 7112771.601  
E 2400255.491

PARCEL 83 PART 1  
TXDOT POSSESSION  
AND USE AGREEMENT  
DOC. #2020-135837  
P.R.D.C.T.

P.O.C.  
N 7112734.602  
E 2400300.223

LOT 5, BLOCK 1  
DENTON-MAYHILL  
ADDITION  
CAB. X, PG. 991  
P.R.D.C.T.

B.L. = BUILDING LINE  
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DRAWN BY: BTH

SCALE: 1"=20'

DATE: 25 SEPTEMBER, 2020 JOB NO: 205329

**LANDMARK  
SURVEYORS, LLC.**

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